

2613

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED. JOINT GRANTEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY, AL 1-0310

State of Alabama

Shelby

County

Know All Men By These Presents.

That in consideration of Ten and 00/100 (\$10.00)

DOLLARS

to the undersigned grantors J. L. Capps and wife, Idalee Capps

in hand paid by S. M. Bird, Jr. and wife, Patricia Ann Bird

the receipt whereof is acknowledged we the said J. L. Capps and wife, Idalee Capps

do grant, bargain, sell and convey unto the said S. M. Bird, Jr. and wife, Patricia

Ann Bird

for a right of way

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

A strip of land off the South side of the North East 1/4 of the North West 1/4 of Section 11, Township 24, Range 13 East, more particularly described as a strip 20 feet in width and 75 feet more or less in length beginning at the South East corner of the North East 1/4 of the North West 1/4 of said Section 11, and extending Westerly along said 1/4 Section line to the intersection of the Public Road.

TO HAVE AND TO HOLD Unto the said S. M. Bird, Jr. and wife, Patricia

Ann Bird

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal,

this 1st day of February, 1967.

WITNESSES:

Arthur L. Bell, Jr.
Nancy Lowell

J. L. Capps (Seal.)
Idalee Capps (Seal.)
(Seal.)
(Seal.)

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State of ALABAMA

SHELBY

COUNTY

I, J. Sherrill Hancock, a Notary Public in and for said County, in said State, hereby certify that J. L. Capps and wife, Idalee Capps whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of

19 67

J. Sherrill Hancock As Notary Public

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2-10-67 2 PM

2-10-67

RECORDED & \$ ✓ MTG. TAX

\$ 50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler

JUDGE OF PROBATE

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J. L. Capps and wife,

Idalee Capps

TO

S. M. Bird, Jr. and wife,

Patricia Ann Bird

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

BIRMINGHAM, ALABAMA